

**107 High Street
Hillmorton
RUGBY
CV21 4HD**

Offers Over £265,000



- **THREE BEDROOM**
- **CONSERVATORY**
- **GROUND FLOOR BEDROOM**
- **CLOSE TO AMENITIES**

- **SEMI DETACHED DORMER BUNGALOW**
- **GROUND FLOOR SHOWER ROOM**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This charming three-bedroom semi-detached dormer bungalow offers a layout that adapts easily to different lifestyles. The ground floor includes a lounge, a bright conservatory ideal for year-round enjoyment, a kitchen/dining area for shared meals and conversation, a bedroom with easy access, a practical utility room, and a modern shower room. Upstairs, two additional bedrooms and a separate w.c. provide privacy and convenience for guests or family members. Outside, the property features off-road parking for three vehicles, a neat front garden, a secure rear garden ideal for children or quiet afternoons, and a garage for storage or hobbies. With upvc double glazing and gas central heating throughout, comfort and efficiency are assured. Set in the heart of Hillmorton, this home enjoys the best of village charm with all the benefits of nearby Rugby. Local shops, friendly pubs, and generous green spaces create a welcoming atmosphere, while respected schools and playgrounds make it a smart choice for families. For older residents, the strong sense of community and excellent transport links—including regular buses and fast rail connections to London and Birmingham—offer both independence and ease. Hillmorton is a place where life flows gently, with everything you need close to hand.

Accommodation Comprises

Entry via opaque part glazed upvc front entrance door into:

Garage

Electric roller door. Ramped pathway leading to further entrance door into:

Entrance Hall

Radiator. Connecting doors off to:

Shower Room

Fitted with a suite to comprise; shower enclosure with electric shower, pedestal wash hand basin, and a low level w.c. Ceramic tiled floor. Tiled walls. Heated towel rail. Extractor fan. Opaque window to rear elevation.

Bedroom One

11'1" x 11'10" max (3.4 x 3.63 max)

Window to front aspect. Radiator.

Lounge

14'2" x 11'5" max (4.33 x 3.5 max)

Window to front aspect. Radiator. Doors off to:

Kitchen / Diner

7'5" x 15'8" (2.28 x 4.8)

Fitted with a range of base and eye level units. Freestanding gas cooker with extractor canopy over. Roll top work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Space for a fridge/freezer. Space for a slimline dishwasher. Tiled walls. Recessed spotlights. Window to rear. Radiator. Timber doors to:

Utility Room

8'8" x 9'1" (2.65 x 2.78)

Range of base and eye level units. Space and plumbing for a washing machine and tumble dryer. Roll top work surface incorporating a stainless steel sink and drainer unit with mixer tap. Radiator. Extractor fan. Window to rear. Opaque part glazed door to side.

Conservatory

8'3" x 10'1" max (2.53 x 3.08 max)

Of upvc construction. Door to garden. Radiator.

First Floor Landing

Radiator. Connecting doors through to:

Bedroom Two

12'5" x 10'1" (3.79 x 3.08)

Windows to front aspect. Radiator. Access to eaves storage space.

Bedroom Three

10'10" x 7'10" (3.31 x 2.41)

Window to side aspect. Radiator. Access to eaves storage space.

Upstairs W.C.

Low level w.c. Wall mounted corner wash hand basin with tiled splash back. Extractor.

Front Garden

Area laid to lawn. Picket fence boundary and hedgerow. Block paved area providing off road parking for three cars.

Rear Garden

Mainly laid to lawn. Paved area to the rear of the property. Timber shed. Timber panel fencing to boundaries.

Agents Note

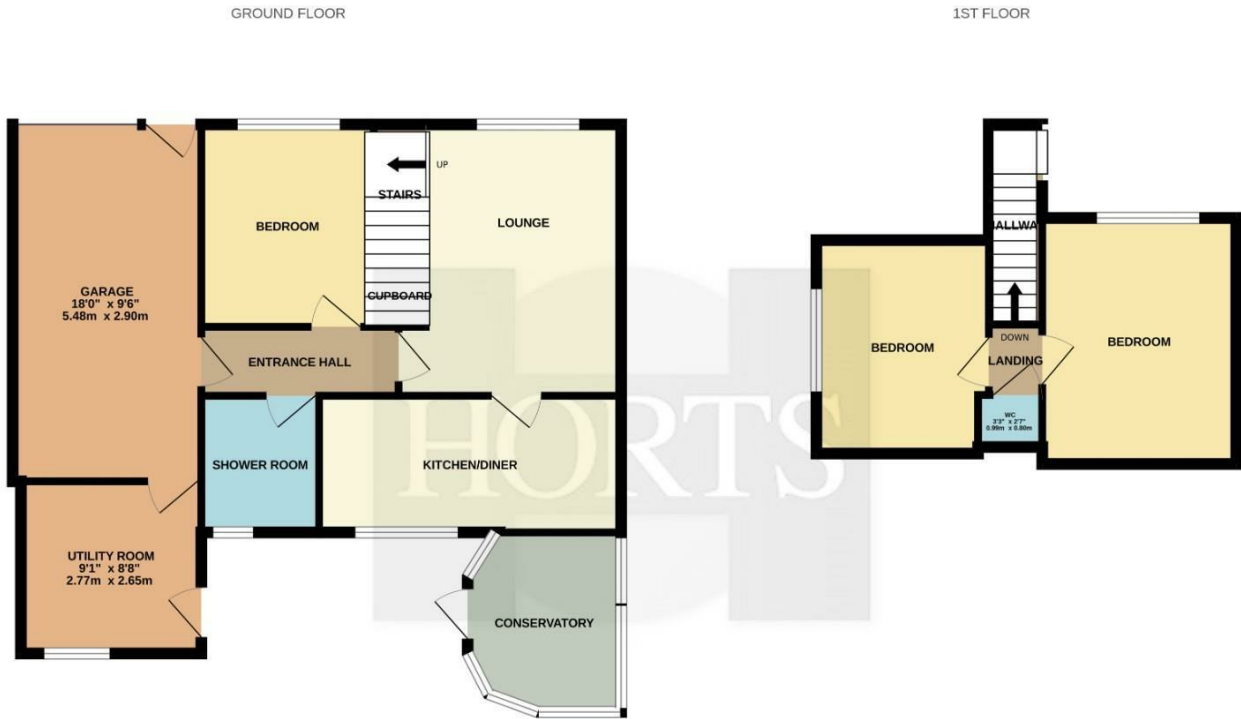
Council Tax Band: C

Energy Efficiency Rating: C



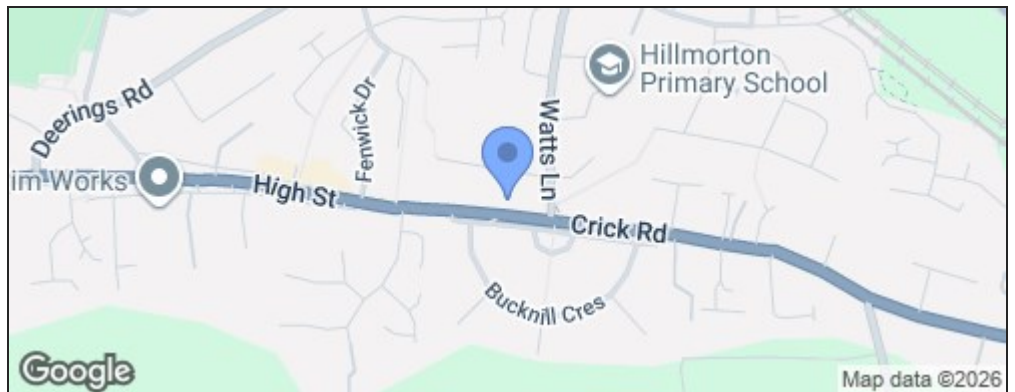






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.